

PLANNING COMMISSION
Minutes of June 28, 2004, Meeting

Members Present: Linda Snider, Joseph Dixon, Tom Dantzler, Rick Lucas, Mark Siegel

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner; Holly Anderson, Senior Planner; Brian Galloway, Associate Planner, Kitty Rasmussen, Intern; Shana Restall, Intern

1. Call to Order:

The meeting was called to order at 5:00 p.m.

2. Approve Minutes of June 7, 2004, Meeting:

On page seven, under "Continued Discussion about Proposed Amendments to the Wireless Communications Facility Regulations," the statement referring to draft regulations being presented to the City Council, should read June 22 rather than June 24.

A motion was made, seconded, and unanimously passed to approve the minutes of the June 7, 2004, meeting as amended.

3. Old Business:

A. Overview of 2004 Comprehensive Plan Amendments' "Preliminary Docket"

Mike Scarey provided an overview as follows:

Introduction - Revisions include adding references to subarea plans and the City Center Plan, and minor language changes to improve readability.

In answer to a question about adopting and amending subarea plans, Mike Scarey explained that the Comprehensive Plan can be amended a minimum of once a year, and a subarea plan can be adopted separately within the same year even though it becomes a component of the Comprehensive Plan.

Steve Butler stated that State regulations originally allowed an exception for a subarea plan one time. Thereafter, it must be amended as part of the annual Comprehensive Plan amendment process. But staff will research a recent change that may have narrowed the scope of subarea plan exemptions and report back to the Commission.

Discussion was held about various issues relative to the City Center, including whether or not it would be appropriate to adjust the current boundaries; public agencies developing long range plans for privately held land; Environmental Impact Statement requirements within a subarea; a Planning Commission "retreat" to discuss possible revisions to the City Center Plan; and Urban Center.

Community Image Element/Implementation Strategies - Revisions include replacing graphics with photographs, updating appropriate references to the Urban Center and City Center, and language changes to improve readability.

Discussion was held about the language in Policy 6.2C regarding the purpose of an enhanced transit system. Following the discussion, the consensus was that the existing language should be retained.

It was suggested that a section be developed for the City Center similar to that of the Urban Center, or that City Center be placed in parentheses behind the Urban Center heading.

B. Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations

Holly Anderson stated that a progress update had been presented to the City Council, and following issues reviewed:

Hierarchy - Unconcealed facilities are listed at the bottom of the hierarchy; however, the Planning Commission recommended that no unconcealed facilities be allowed. The City's legal counsel reviewed that recommendation and would support it for all new wireless facilities. The City Council had asked questions about existing unconcealed facilities within the City. What type of upgrade would require a facility to be brought into compliance with new standards has not yet been determined.

Facilities on City-owned Property - Some Council members were concerned about prioritizing city property that could result in competition with the private sector. They directed staff to present this issue for discussion at the Hotel/Motel Committee meeting on July 14. Any conflict may be minimized because the majority of City-owned properties are located in outlying areas; hotels and other tall buildings located in the Urban Center area are more likely candidates for wireless antennas attached to buildings.

Private Property - Determining whether or not regulations regarding siting a facility on single family designated private property (including backyards) will be different from regulations relative to siting a facility on other types of private property.

Right-of-Way - What types of facilities would be allowed within rights-of-way (the Public Works Department has recommended facilities only be allowed in the right-of-

way on non-arterial streets), and regulations governing collocation on Puget Sound Energy poles. The City Council discussed equipment shelters for facilities located in the right-of-way, and if they should be required to be underground, or allowed above ground within a structure or fenced area on an adjacent property. In certain areas, the Public Works Department recommended above ground shelters for facilities with equipment less than six cubic feet.

In answer to a question, Holly Anderson advised that, according to the City Attorney's Office, the City has the authority to establish standards governing facilities in rights-of-ways, provided alternative siting locations are made available to carriers who cannot meet those standards (wireless service cannot be precluded).

4. Commission Liaison's Report:

Due to time constraints, reports were tabled until the next meeting.

Due to the July 5 holiday, the Commission agreed to revise their schedule and hold meetings on July 19 and July 26.

5. Joint Meeting with the Burien Planning Commission:

A. Introductions

The Commissioners and staff from each jurisdiction introduced themselves.

B. Presentations about Each City and their Major Planning Issues

Steve Butler stated that the City of SeaTac incorporated in 1990, and encompasses 12.6 square miles. Current population is approximately 25,000, with about 38,000 employees on a 24-hour basis.

Phase One and Two of the International Boulevard improvements have been completed (both won an annual award from the Washington Public Works Association). Phase Three is nearing completion, and Phase Four will begin later this year.

Lutheran Community Services constructed an 80 unit, low to moderate income senior housing facility that is well designed to enhance the surrounding neighborhood.

A multifamily development is underway in the southeast portion of the City. It will be completed in four phases and include between 400 and 500 units upon completion.

The City was designated as an urban center in the early 1990's. The Urban Center runs primarily along the International Boulevard corridor, containing over 4000 housing units, and provides approximately 17,000 jobs. Included in the vision for the Urban Center is mixed use development, and pedestrian emphasis. Within the Urban Center is

a subarea called the City Center in which the emphasis is on encouraging development to create a city center with a vibrant mix of well designed land uses in a downtown core, major road improvements to accommodate growth, and increased pedestrian orientation. Two completed projects within the City Center have contributed a \$75 million investment in implementing the City Center Plan.

In the early 1990's, the Port of Seattle expressed a need to relocate north-end businesses with direct aircraft access, resulting in the development of the South Riverton Heights Subarea Plan. However, as a result of the events of September 11, 2001, the Port has put all expansion projects on hold. With input from affected residents, the subarea plan was also put on hold until the Port is ready to re-engage.

Crime Prevention Through Environmental Design (CPTED) - The City has implemented regulations to eliminate opportunities for crime through the application of effective site design principals that include natural surveillance, lighting standards, and landscaping.

The City has hired a consultant to aid the City in developing standards for wireless communication facilities that would maximize aesthetic character, minimize visual impact, and possibly generate revenue for the City.

David Johanson, Senior Planner with the City of Burien stated that their City Council had determined that economic redevelopment in the downtown area was a priority. Burien's population is approximately 31,480 (1990 & 2000 statistics reflect that the minority population has increased from 11% to 26%). Employment within the City is approximately 12,000.

Transportation projects include First Avenue that will be completed in two phases, and improvements from South 153rd Street to South 156th Street along Ambaum Boulevard.

Downtown redevelopment efforts began when the City incorporated in 1993. Goals include providing attractive mixed use development with a wide variety of housing choices, pedestrian amenities, use of transit (the City has purchased property in the vicinity to facilitate transit oriented development), and a town square to serve as a central focal point. Development regulations allow unlimited density in downtown, building heights up to 12 stories in some areas, flexible design standards using a menu, a public benefit incentive system, bonuses for underground parking, five story wood frame construction, and an administrative design review process.

Burien has applied to be designated as an Urban Center, the boundaries of which would encompass a majority of the downtown commercial core within one-half mile of the transit center.

For the town square development, the City adopted a SEPA exemption for mixed use infill, may implement a ten-year multifamily tax abatement, and is working toward

establishing small blocks in the downtown. The proposed town square development will encompass approximately 10 acres, 280 units of varying sizes that includes 40,000 square feet of retail, 76,000 square feet of office space, and a proposed 40,000 square foot library.

Discussion was held about Burien's purchase of properties in the town square area; residential parking; and that the Burien City Council supports completion of State Route 509, the upgrading of the interchange of State Route 509, and State Route 518; and Burien's potential annexation areas.

Northeast Planning Area - The Port of Seattle has proposed purchasing various properties; however, there are many properties within this area they are not proposing to purchase. This issue has not yet been resolved. Burien's long term vision for redevelopment is a two acre minimum business park, but the changeover from residential will be challenging.

6. Adjournment:

The meeting was adjourned at 8:05 p.m.